

**ZB# 75-35**

**Simanoski**

**(no S-B-L given)**

Public Hearing  
11/24/75 at 8 p.m.

Notice to Paper -  
Nov. 13th -  
Publication - 11/15/75.

561-7867

All fees paid  
11/21/75.

# GENERAL RECEIPT

2624

Town of New Windsor, N. Y.

Nov 21, 1975

Received of Charles & Ann Simanoski \$25.00

Twenty-five and 00/100 Dollars

For Variance Application Fee

DISTRIBUTION

FUND	CODE	AMOUNT
25.00		
Check		

BY Charlotte Marcantonis

Deputy  
TITLE

Chm

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609

555 Union Avenue  
New Windsor, N. Y. 12550  
December 9, 1975

Mr. and Mrs. Charles Simanoski  
Bradford Avenue  
New Windsor, N. Y. 12550

RE: FORMAL DECISION OF ZONING BOARD OF APPEALS  
APPLICATION #75-35

Dear Mr. and Mrs. Simanoski:

Enclosed please find formal decision of the Board regarding your recent application for a variance which has been executed by the Chairman of the ZBA.

Very truly yours,

PATRICIA DELIO, Secretary

/pd

Enclosure

555 Union Avenue  
New Windsor, N. Y. 12550  
December 2, 1975

Mr. and Mrs. Charles Simanoski  
Bradford Avenue  
New Windsor, N. Y. 12550

RE: APPLICATION FOR VARIANCE - #75-35

Dear Mr. and Mrs. Simanoski:

Kindly be advised that your application for a variance before the  
New Windsor Zoning Board of Appeals has been approved at the  
November 24, 1975th meeting.

Very truly yours,

PATRICIA DELIO, Secretary

/pd

cc: Howard Collett, Bldg. Inspector

Joseph Loscalzo, Chairman  
Town Planning Board

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

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In the Matter of the Application for a  
Use Variance of CHARLES and ANNA SIMANOSKI,  
Application #75-35.

DECISION GRANTING  
A USE VARIANCE

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WHEREAS CHARLES and ANNA SIMANOSKI of Bradford Avenue, New Windsor, New York, have made application for a use variance from the provisions of the Zoning Local Law to allow a beauty shop in an R-4 zone, under Application #75-35 of the New Windsor Zoning Board of Appeals for property located at No. 55 Lawrence Avenue in the Town of New Windsor; and

WHEREAS the premises are now vacant and the applicant has made numerous attempts to rent or lease the premises, which was previously utilized as a small grocery store; and

WHEREAS the applicants, CHARLES and ANNA SIMANOSKI had made previous plans to apply for this variance jointly with initial applicants known as REARDON but the latter had withdrawn because of the necessity for this proceeding; and

WHEREAS a public hearing on the application was held by the Zoning Board of Appeals at the Town Hall, New Windsor, N. Y. on the 24th day of November, 1975 after due notice by publication in The Evening News and due notice to residents and businesses within 500 feet of the subject premises by certified mail; and

WHEREAS, at said hearing the petitioners represented themselves; and

WHEREAS, at the public hearing there were no objections raised to the proposed use variance. To the contrary, there were many spectators who were in favor of this variance being granted; and

WHEREAS, the Zoning Board of Appeals makes the following findings of fact in this matter:

(1) The proposed use variance would be in good taste and would not be offensive to the area but would instead probably result in an improvement and upgrading of the area.

(2) The premises is a storefront-type building and was previously utilized as a grocery store, but has been closed for over a year.

WHEREAS the Zoning Board of Appeals makes the following determinations of law in this matter:

(1) Unnecessary hardship would be created if the use variance sought by the applicants is denied.

(2) The use of the premises for which the applicant seeks authorization will not alter the essential character of the locality.

(3) The use variance, if granted, would not violate the general purposes of the Zoning Ordinance or local law.

NOW THEREFORE BE IT RESOLVED that the Zoning Board of Appeals of the Town of New Windsor grants a use variance to CHARLES & ANNA SIMANOSKI.

BE IT FURTHER RESOLVED that the Secretary of the Zoning Board of Appeals transmit a copy of this decision to the Town Clerk, the applicants, and Town Planning Board.

Dated: December 8, 1975.



THEODORE JARGSTORF, Chairman

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

45-35  
(Number)

11/11/75  
(Date)

I. Applicant information:

- (a) Charles & Anna Simanoski, Bradford Avenue (no number),  
(Name, address and phone of Applicant) New Windsor, N. Y.
- (b) None  
(Name, address and phone of purchaser or lessee)
- (c) None  
(Name, address and phone of attorney)
- (d) None  
(Name, address and phone of broker)

II. Application type:

- ☒ Use variance
- ☐ Area variance
- ☐ Sign variance
- ☐ Special permit

III. Property information:

- (a) R-4 55 Lawrence Ave.                 
(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? NC
- ✓ (c) Is a pending sale or lease subject to ZBA approval of this application? yes
- (d) When was property purchased by present owner? 1938 ?
- (e) Has property been subdivided previously? yes When? 1961?
- (f) Has property been subject of variance or special permit previously? no When? -
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? no . If so, when



45-35  
(Number)

11/11/75  
(Date)

I. Applicant information:

- (a) Charles & Anna Simanoski, Bradford Avenue (no number),  
(Name, address and phone of Applicant) New Windsor, N. Y.
- (b) None  
(Name, address and phone of purchaser or lessee)
- (c) None  
(Name, address and phone of attorney)
- (d) None  
(Name, address and phone of broker)

II. Application type:

- ☒ Use variance
- ☐ Area variance
- ☐ Sign variance
- ☐ Special permit

III. Property information:

- (a) R-4 55 Lawrence Ave.           
(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? NC
- ✓(c) Is a pending sale or lease subject to ZBA approval of this application? yes
- (d) When was property purchased by present owner? 1938 ?
- (e) Has property been subdivided previously? yes When? 1961?
- (f) Has property been subject of variance or special permit previously? no When? -
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? no. If so, when -
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. None

① 2nd floor = 2nd floor  
② 1st floor = 1st floor

☒ IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section 3.2, Table Use Regs., Column A, to allow

Applicants propose to rent the store which exists on property  
(Describe proposed use)  
located at No. 55 Lawrence Avenue, for a beauty shop use to  
a prospective purchaser. (unknown at present time.)

- ✓(b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

There was a small business located on this property over a year  
ago but since they moved out, applicants have been unable to get  
a tenant even though they advertised in the The Evening News and  
also a local broker had it for rent. Store has been unoccupied for  
over a year and owners have been paying taxes on the property without  
receiving any rental fees.

☐ V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>/</u>	<u>/</u>	<u>/</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

\* Residential districts only

\*\* Non-residential districts only

Applicants propose to rent the store which exists on property  
(Describe proposed use)  
located at No. 55 Lawrence Avenue, for a beauty shop use to  
a prospective purchaser. (unknown at present time.)

- ✓(b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

There was a small business located on this property over a year  
ago but since they moved out, applicants have been unable to get  
a tenant even though they advertised in the The Evening News and  
also a local broker had it for rent. Store has been unoccupied for  
over a year and owners have been paying taxes on the property without  
receiving any rental fees.



V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>/</u>	<u>/</u>	<u>/</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

\* Residential districts only

\*\* Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

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VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<hr/>			
Total	_____sq.ft.	_____sq.ft.	_____sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

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- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

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VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<hr/>			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

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(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

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☐ VII. Special Permit:

- (a) Special permit requested under New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.
- (b) Describe in detail the use and structures proposed for the special permit.

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☒ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

*PAC - AT public hearing it was noted that the initial applicant had withdrawn because of the necessity for this proceeding. Upgrading of property.*

☒ IX. Attachments required:

- \_\_\_ Copy of letter of referral from Building and Zoning Inspector.
- \_\_\_ Copy of contract of sale, lease or franchise agreement.
- \_\_\_ Copy of tax map showing adjacent properties
- \_\_\_ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- \_\_\_ Copy(ies) of sign(s) with dimensions.
- \_\_\_ Check in amount of \$25.00 payable to Town of New Windsor. *Plus \$25.00 check payable to Secretary for Public Hearing minutes*

Photos of existing premises which show all present signs and landscaping

- (b) Describe in detail the use and structures proposed for the special permit.

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VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

*PAC - AT public hearing it was noted that the initial applicant had withdrawn because of the necessity for this proceeding. Upgrading of property.*



IX. Attachments required:

- \_\_\_ Copy of letter of referral from Building and Zoning Inspector.
- \_\_\_ Copy of contract of sale, lease or franchise agreement.
- \_\_\_ Copy of tax map showing adjacent properties
- \_\_\_ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- \_\_\_ Copy(ies) of sign(s) with dimensions.
- \_\_\_ Check in amount of \$25.00 payable to Town of New Windsor. *Plus \$2500 check payable to Secretary for Public Hearing minutes*

Photos of existing premises which show all present signs and landscaping.

All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.

\_\_\_ Other

X. AFFIDAVIT.

Date 11/11/75.

STATE OF NEW YORK) )  
COUNTY OF ORANGE ) SS.:

Charles Linnoschki  
(Applicant)

Sworn to before me this  
17<sup>th</sup> day of November, 1975.

*Patricia Delio*  
PATRICIA DELIO  
Notary Public, State of New York  
Appointed in Orange County  
My Commission expires Mar. 30, 1976.

XI. ZBA Action:

- (a) Public Hearing date Nov. 24, 1975
- (b) Variance is use.
- (c) Special Permit is \_\_\_\_\_
- (d) Conditions and safeguards \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

A FORMAL DECISION WILL FOLLOW WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS.



) SS.:  
COUNTY OF ORANGE )

The Undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Charles Samanoshii  
(Applicant)

Sworn to before me this

17th day of November 1975.

Patricia Delio  
PATRICIA DELIO  
Notary Public, State of New York  
Appointed in Orange County  
My Commission expires Mar. 30, 1976.

XI. ZBA Action:

- (a) Public Hearing date Nov. 24, 1975
- (b) Variance is use.
- (c) Special Permit is \_\_\_\_\_
- (c) Conditions and safeguards \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY RESO-  
LUTION OF ZONING BOARD OF APPEALS.



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

---

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

November 12, 1975

Mr. & Mrs. Charles Simanoski  
Bradford Avenue  
New Windsor, New York 12550

RE: 55 Lawrence Avenue

Dear Mr. & Mrs. Simanoski:

According to my records, the attached list represents all property owners within five hundred (500) feet of the above mentioned property.

The charge for this service is \$40.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

*Ellsworth E. Weyant*  
ELLSWORTH E. WEYANT  
Sole Assessor  
Town of New Windsor

EEW/pk  
att.



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## OFFICE OF THE ASSESSOR

# TOWN OF NEW WINDSOR

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Chairman  
Ellsworth E Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

Gandolfini, Peter L. & Christine M.  
16 Melrose Avenue  
New Windsor, New York 12550

Ditrocchio, Pasquale  
20 Melrose Avenue  
New Windsor, New York 12550

Gaydos, Pauline  
24 Melrose Avenue  
New Windsor, New York 12550

Petro, John  
8 Park Hill Drive  
New Windsor, New York 12550

Pustola, Pauline  
34 Melrose Avenue  
New Windsor, New York 12550

Makarewicz, Walter J. & Dolores  
38 Melrose Avenue  
New Windsor, New York 12550

Mikutis, Anthony & Helen  
44 Melrose Avenue  
New Windsor, New York 12550

Pushman, Albert E. Jr. & Audrey R.  
46 Melrose Avenue  
New Windsor, New York 12550

Simanoski, Edward & Helen B.  
56 Melrose Avenue  
New Windsor, New York 12550

Malinowski, Peter A. & Thaddeus  
Rymaszewski, Wanda  
39 Lawrence Avenue  
New Windsor, New York 12550

Konrad, John C. & Joanne M.  
33 Lawrence Avenue  
New Windsor, New York 12550

Williams, Nicholas & Teresa A.  
27 Lawrence Avenue  
New Windsor, New York 12550

Palazzo, Andrew J. & Jennie M.  
15 Melrose Avenue  
New Windsor, New York 12550

Szajko, Laszlo & Barbara Ann  
24 Clancy Avenue  
New Windsor, New York 12550

Conklin, Joseph H. & Agnes  
28 Blanche Avenue  
New Windsor, New York 12550

Rahemba, Victoria  
32 Blanche Avenue  
New Windsor, New York 12550

Rahemba, Joseph & Joyce  
40 Blanche Avenue  
New Windsor, New York 12550

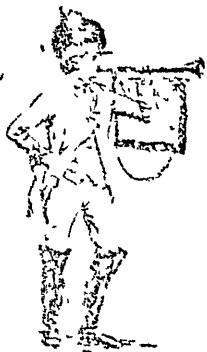
Orzechowski, Stella  
61 Blanche Avenue  
New Windsor, New York 12550

Donahue, Thomas P.  
MD#23 Bradford Avenue  
New Windsor, New York 12550

Decker, Leslie E. & Patricia A.  
53 Melrose Avenue  
New Windsor, New York 12550

Konrad, John & Helen  
49 Melrose Avenue  
New Windsor, New York 12550

Kirk, Frances F. & Jeffrey W.  
45 Melrose Avenue  
New Windsor, New York 12550



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## OFFICE OF THE ASSESSOR

# TOWN OF NEW WINDSOR

---

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

Brink, Robert C. & Angela  
37 Melrose Avenue  
New Windsor, New York 12550

Starr, Edward P. & Pauline  
33 Melrose Avenue  
New Windsor, New York 12550

Hollo, Lillian  
25 Melrose Avenue  
New Windsor, New York 12550

Stocker, Frank E. & Mary Neva  
Apt. 106  
371 NW 76th Avenue  
Margate, Fla. 33063

Dempsey, Allen & Minnie  
19 Merline Avenue  
New Windsor, New York 12550

Lapiana, Giuseppe & Adelina  
RD#1 Route 17K  
Montgomery, N.Y. 12549

Corrieri, Franco & Lillian  
55 Lawrence Avenue  
New Windsor, New York 12550

Raszewski, Leo & Frances  
60 Lawrence Avenue  
New Windsor, New York 12550

Young, Paul D. & Ruth  
57 Merline Avenue  
New Windsor, New York 12550

Yonnone, Carmine & Fannie  
51 Merline Avenue  
New Windsor, New York 12550

Detorø Thomas W. & Rose M.  
41 Merline Avenue  
New Windsor, New York 12550

Kerr, Hazelton M. & Anna V.  
37 Merline Avenue  
New Windsor, New York 12550

Sears, James W. & Rose T.  
35 Merline Avenue  
New Windsor, New York 12550

Cimorelli, Gus & Anna S.  
29 Merline Avenue  
New Windsor, New York 12550

Garzione, Nicholas A. & Jean  
27 Merline Avenue  
New Windsor, New York 12550

Tolnai, John & Katalin  
25 Merline Avenue  
New Windsor, New York 12550

Tracana, Thomasina  
30 Merline Avenue  
New Windsor, New York 12550

Garzione, Adam J. & Concetta  
34 Merline Avenue  
New Windsor, New York 12550

Brodowski, Stanley J. & Mary  
36 Merline Avenue  
New Windsor, New York 12550

Monarchie, Louis F. & Mary D.  
242 Meridian Avenue  
Miami Beach, Fla.

Murphy, Donald J. & Gertrude  
46 Merline Avenue  
New Windsor, New York 12550

Kohlman, Slavia  
48 Merline Avenue  
New Windsor, New York 12550



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OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

Maher, Dennis P. & Joan L.  
54 Merline Avenue  
New Windsor, New York 12550

Reidulski, John  
60 Merline Avenue  
New Windsor, New York 12550

Vignogna, Daniel J. Jr..  
41 Myrtle Avenue  
New Windsor, New York 12550

Menga, Bartholew & alic  
39 Myrtle Avenue  
New Windsor, New York 12550

Menga, Pasquale  
37 Myrtle Avenue  
New Windsor, New York 12550

Neuwirth, Matilda  
31 Myrtle Avenue  
New Windsor, New York 12550

Hunter, John F. & Florence B.  
27 Myrtle Avenue  
New Windsor, New York 12550

Decker, Walter & Anna  
23 Myrtle Avenue  
New Windsor, New York 12550

Kaczmarek, Della & John  
13 Myrtle Avenue  
New Windsor, New York 12550

Crudele, Alfred T.  
64 Clancy Avenue  
New Windsor, New York 12550

Mahusky, Sofia  
34 Cedar Avenue  
New Windsor, New York 12550

Russio, Anthony J. & Helen M.  
36 Cedar Avenue  
New Windsor, New York 12550

Fornal, Pauline  
38 Cedar Avenue  
New Winsor, New York 12550

Maley, Lillian K.  
40 Cedar Avenue  
New Windsor, New York 12550

Gandolfini, Lino & Ida  
44 Cedar Avenue  
New Windsor, New York 12550

Mowery, Lawrence & Johanna C.  
69 Blanche Avenue  
New Windsor, New York 12550

Biedekapp, Scott & Harriet  
63 Blanche Avenue  
New Windsor, New York 12550

Lawless, William & Glenna  
43 Blanche Avenue  
New Windsor, New York 12550

Keegan, Mary  
127 Mailler Avenue  
Cornwall, New York 12518

Schermerhorn, Richard E.  
Idlewild Park Drive  
Cornwall, New York 12518

Detz, Frank & Dorothy  
37 Blanche Avenue  
New Winsor, New York 12550

Irwin, Albert & Stella  
35 Blanche Avenue  
New Windsor, New York 12550



1763

## OFFICE OF THE ASSESSOR

# TOWN OF NEW WINDSOR

---

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

Zamenick, Matthew F.  
58 Melrose Avenue  
New Windsor, New York 12550

Dicarlo, Maria  
64 Melrose Avenue  
New Windsor, New York 12550

Dicarlo, Anthony  
66 Melrose Avenue  
New Windsor, New York 12550

Hacunda, Edward  
RFD 2  
Crown Point, New York 12928

Gida, Michael A. & Linda J.  
89 Lawrence Avenue  
New Windsor, New York 12550

Fornal, Stanley J. Jr.  
81 Lawrence Avenue  
New Windsor, New York 12550

Favata, Jennie & Alfred P.  
77 Lawrence Avenue  
New Windsor, New York 12550

Damico, William A. & Maria C.  
73 Lawrence Avenue  
New Windsor, New York 12550

Lauctis, Adam  
MD#23 Melrose Avenue  
New Windsor, New York 12550

Kissam, George & Delores  
17 Bradford Avenue  
New Windsor, New York 12550

Warren, Estelle L. & Agnew, John D.  
113 Blanche Avenue  
New Windsor, New York 12550

Baranski, Charles & Jane  
117 Blanche Avenue

Gerbes, Frank & Helen  
52 Cedar Avenue  
New Windsor, New York 12550

Ruscitti, Joseph & Ida  
P.O. Box 4268  
Newburgh, New York 12550

Ortenzo, Alfred & Estelle C.  
75 Melrose Avenue  
New Windsor, New York 12550

Hoyer, William E. & Carol Lee  
71 Melrose Avenue  
New Windsor, New York 12550

Gerbes, Anthony C. & Dolores  
69 Melrose Avenue  
New Windsor, New York 12550

Gerbes, John J.  
59 Melrose Avenue  
New Windsor, New York 12550

Esposito, Anthony & Iolanda  
65 Bradford Avenue  
New Windsor, New York 12550

Siko, Rezso & Janet  
70 Lawrence Avenue  
New Windsor, New York 12550

Crudele, Michael A. & Dorothy  
74 Lawrence Avenue  
New Windsor, New York 12550

Oliver, William R. & Marie V.  
Box 146 RD#1  
Bloomingburg, New York 12721

Salamotoff, Connie  
78 Windsor Highway  
New Windsor, New York 12550

Naclerio John & Stephanie  
87 Merline Avenue



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

Taylor, Arlene M. % Ryan, Walter  
77 Merline Avenue  
New Windsor, New York 12550

Delicio, Daniel & Dolores  
53 Myrtle Avenue  
New Windsor, New York 12550 ✓

Grey, Charles K. & Jeanne N.  
63 Bradford Avenue  
New Windsor, New York 12550

Laddick, John J.  
68 Merline avenue  
New Windsor, New York 12550

Yonnone, Cosmo & Carmela  
78 Merline Avenue  
New Windsor, New York 12550

Yannone, Thomas J. & Hazel M.  
80 Merline Avenue  
New Windsor, New York 12550

Yonnone, Gus J. & Anna  
82 Merline Avenue  
New Windsor, New York 12550

Dixon, Ribert & Nancy  
67 Myrtle Avenue  
new Windsor, New York 12550

Linton, David S. & France A.  
59 Myrtle Avenue  
new Windsor, New York 12550

Respectfully submitted,

*Ellsworth E. Weyant*

ELLSWORTH E. WEYANT  
Sole Assessor  
Town of New Windsor

555 Union Avenue  
New Windsor, N. Y. 12550  
November 17, 1975

Joseph Loscalzo, Chairman  
New Windsor Planning Board  
555 Union Avenue  
New Windsor, N. Y. 12550

RE: APPLICATION FOR USE VARIANCE - JOHN & ANNA SIMANOSKI  
#75-35

Dear Mr. Loscalzo:

Enclosed please find the above application for a variance which is scheduled to be heard before the Zoning Board of Appeals at a public hearing on Monday evening, November 24, 1975 at 8 p.m.

I have also enclosed herewith a copy of the public hearing notice which appeared in The Evening News on November 15, 1975.

Very truly yours,

PATRICIA DELIO, Secretary

/pd

Enclosures (2)

cc: Howard Collett, Bldg. Inspector



2BA file

OFFICE OF THE BUILDING & ZONING INSPECTOR

TOWN OF NEW WINDSOR



1763

Agenda - 11/10/75.

Howard R. Collett

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

October 24, 1975

Mr. Robert Reardon  
106 Courtney Avenue  
Newburgh, N. Y.  
12550

R4-

Dear Sir:

The store at 55 Lawrence Avenue, now vacant, was previously used as a grocery and luncheonette.

The property is located in an R4 residential district. The store was a nonconforming use.

The change of use from a grocery store to a Beauty Salon, must be by special permission granted by the ZBA, 48-24(a) of the Zoning Ordinance.

I would suggest you contact Mrs. Delio, secretary of the Zoning Board of Appeals (565-8550) for an appointment with the Board to review and request a permit for this change of a nonconforming use.

Yours truly,

A handwritten signature in cursive script that reads "Howard R. Collett".

Howard R. Collett  
Bldg./Zoning Inspector

HRC/mfb  
enc.

PUBLIC NOTICE OF HEARING BEFORE  
THE ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the  
Town of New Windsor, New York will hold a public hearing pursuant  
to Section 48-33 A of the Zoning Ordinance on the following proposition:

Appeal No. 35  
Request of CHARLES & ANNA SIMANOSKI and  
& LINDA REARDON for a  
Variance ~~Conditional Use Permit~~ of the regulations of  
the Zoning Ordinance, to permit the installation of  
(describe proposal)  
a beauty shop on the premises  
being a Variance ~~Conditional Use Permit~~,  
Table of Use Regulations  
Section 3.2 - /, for property ~~owned by him~~ situated  
as follows: No. 55 Lawrence Avenue, Town of New Windsor,  
New York.

SAID HEARING will take place on the 24th day of November, 19 75,  
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.  
beginning at 8 o'clock P. M.

THEODORE JARGSTORF,  
Chairman